

**BROOKINGS COUNTY ZONING DIRECTOR**  
**BROOKINGS COUNTY RESOURCE CENTER**  
826 32<sup>nd</sup> Ave  
BROOKINGS, SOUTH DAKOTA 57006

ROBERT HILL, DIRECTOR  
TELEPHONE (605) 696-8350  
FAX (605) 696-8355  
E-MAIL zoning@brookings.net

**MINUTES**

Brookings County Planning and Zoning Commission  
August 3, 2004  
Swiftel Center

Vice-Chairman Mike Olson called the meeting to order at 8:00 P.M. Members present were Mike Olson, Emil Klavetter, Duane Knutson, Darrell Nelson, Layne Saathoff, Randy Jensen, Darrel Kleinjan and Bob Rochel.

Olson presented himself as the new Chair of the Brookings County Planning Commission due to the death of former Chair Mike Kidwiler. At this time there was a moment of silence in honor of Kidwiler's time served.

Be it noted that all votes are done by roll call.

Motion by Knutson, seconded by Rochel, to approve the minutes from the meeting held on 06/01/04. In favor 8. Opposed 0. Motion carried.

Motion by Nelson, seconded by Jensen, to adopt the agenda with the following additions: two plats for recording purposes, election of vice-chairman, input on publishing minutes and a discussion with Navitas Energy. In favor 8. Opposed 0. Motion carried.

First order of business was to elect a vice-chairman. Olson called for nominations. Rochel nominated Saathoff and Jensen nominated Knutson. Klavetter made a motion to cease nomination, seconded by Nelson. In favor 8. Opposed 0. Nomination ceased. There was a ballot vote which ended in a tie. Olson then called for any comments from either of nominees. After a second ballot vote Layne Saathoff was named the new Vice- Chairman of the Planning Commission.

Scott Narragon made an application to the Brookings County Board of Adjustment for a special exception. Special Exception #6: Contractors shops & yards. The property is described as S 200' of W $\frac{1}{2}$  SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 14, T109N, R50W

(Medary Township). Narragon was present to request permission to house his materials for his masonry business. Presently there are materials standing alone in the future Narragon would like to put up a 50' x 60' building in which to store the materials. Paul Melby from the Brookings Municipal Utilities was present and stated many concerns. The city pays good money for the upkeep of the adjoining land and they do not want to see an unconcerned neighbor move in next door. Melby said that the city would like to see some sort of master plan that would control weeds, have the building and everything on the land laid out. He also asked about some trees and buffering. Motion by Klavetter to delay action on the special exception until Narragon and the city could get together and work out an arrangement, seconded by Knutson. In favor 8. Opposed 0. Motion tabled.

Thomas Pederson has made an application to the Brookings County Board of Adjustment for a variance. Density, Area and Yard Regulations: (Lake Front) The minimum lake side yard shall be 75'. The property is described as Lots 33, 34, 35 and the SE 20' of Lot 36 of Section 6, T112, R52W (Laketon Township). Mr. Pederson would like to build a garage closer to the ROW than allowed. Saathoff questioned it would be for public or private. There were neither comments from the public nor any further from the board. Pederson was told to check on sewer and water lines before building. Motion by Knutson, seconded by Saathoff to approve the motion. In favor 8. Opposed 0. Motion carried.

Thomas Pederson has made an application to the Brookings County Board of Adjustment for a special exception. Lake Park special exception #6: Accessory buildings more than 1000 sq. ft. The property is described as Lots 33, 34, 35 and the SE 20' of Lot 36 of Section 6, T112, R52W (Laketon Township). The special exception is referring to the garage in the previous variance. There were no concerns from the board or the public. Motion by Saathoff, seconded by Rochel to approve the motion. In favor 8. Opposed 0. Motion carried.

Hugh Barnett has made an application to the Brookings County Board of Adjustment for a variance. Area Regulations #2: The minimum front yard shall be 100'. The property is described as NE 1/4 Excl H-1 of Section 7, T109N, R49W (Aurora Township). Barnett would like to remove the old home and place a new home in the same spot. He would be 116' from the ROW. He needs the variance because of where the well is located. Motion by Rochel, seconded by Jensen to approve the motion. In favor 8. Opposed 0. Motion carried.

Tom Richter has made an application to the Brookings County Board of Adjustment for a variance. Density, Area and Yard Regulations: (Lake Front) The minimum lake side yard shall be 75'. The property is described as Lot 3 of Highlands Addition of Section 28, T109N, R50W (Medary Township). Tom Richter was there

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and pointed out that when all is said and done he may not need a variance, but they started construction and thought that they may be up to 15' closer than allowed. Richter and his contractor decided to apply for the variance should they need it. There were no

concerns from the board or the public. Motion by Nelson, seconded by Klavetter to approve the motion. In favor 8. Opposed 0. Motion carried.

Continued hearing on a special exception requested by Melle Kloosterman to the Brookings County Board of Adjustment for a special exception. Special exception #11: Class A, B, C and D Concentrated Animal Feeding Operations. The property is described as NE ¼ of Section 21, T109N, R49W (Trenton Township). Motion by Saathoff, seconded by Knutson to bring the special exception back for discussion. Darrell Nelson abstained from all discussion and voting due to personal interest conflict. In favor 7. Opposed 0. Melle & Janke Kloosterman were present to give a presentation. They would like to start at 450 head and expand to 1400 head later. From the previous plans they have moved the driveway to the top of the hill and added 10 more acres to the land. They have done extra things to make the neighbors and landowners more comfortable. The Kloosterman's asked the board to vote on facts at hand not emotion. There were people present to speak on both behalf of the dairy and on behalf of those against. The board favored buffering on the north and west sides and the covering of the lagoons. Role call vote: Saathoff "Aye," Jensen "No," Klavetter "No," Kleinjan "Aye," Knutson "Aye," Rochel "Aye," Olson "No." In favor 4. Opposed 3. Motion denied.

Darrell Nelson resumed his spot on the Board.

Larry Hamre has made an application to the Brookings County Board of Adjustment for a variance. Density, Area and Yard Regulations: (Lake Front) The minimum lake side yard shall be 75' and the minimum front yard shall be 25'. The property is described as Lots 38 & 39 of Section 6, T112N, R52W (Laketon Township). Larry Hamre would like to move in a pre-built home on his lots. The home would be 2' from the Right of Way and 40' back from the high water mark. There were no concerns from the board or nor any from the public. Motion by Saathoff, seconded by Kleinjan to approve the motion. In favor 8. Opposed 0. Motion carried.

Larry Hamre has made an application to the Brookings County Board of Adjustment for a variance. Density, Area and Yard Regulations: (Lake Front) The minimum lake side yard shall be 75' and the minimum front yard shall be 25'. The property is described as Lot 37 of Section 6, T112N, R52W (Laketon Township). Hamre would like to build a 28' x 28' garage that would be 2' from the right of way and 40' from the high water mark. This garage would be in line with a pre-built home that will be moved in on an adjoining lot. There were no questions or concerns

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from the public or the board. Motion by Rochel, seconded by Kleinjan to approve the motion. In favor 8. Opposed 0. Motion carried.

Larry Hamre has made an application to the Brookings County Board of Adjustment for a variance. Density, Area and Yard Regulations: (Lake Front) The minimum lake side yard shall be 75' and the minimum front yard shall be 25'. The property is described as Lots 20 & 21 of Section 6, T112N, R52W (Laketon Township). Hamre would like to

place a used cabin on the two lots. The cabin currently has a single stall attached garage, which he would like to tear down and build a double garage. There were no concerns or comments from the board or the public. Motion by Klavetter, seconded by Knutson to approve the motion. In favor 8. Opposed 0. Motion carried.

Navitas Energy Inc. has made an application to the Brookings County Board of Adjustment for a special exception. Special exception #25: Wind Energy Systems. The property is described as S ½ of Section 24, T111N, R48W (Sherman Township). Navitas Energy would like to put a tower in CRP to monitor wind speeds. For perhaps in the future to be windmills placed on the land. It is a similar special exception to the one they requested last year. The board questioned whether this tower would be lighted. Navitas stated that it does not need to be for the height. There were no further comments from the board or the public. Motion by Klavetter, seconded by Knutson to approve the motion. In favor 8. Opposed 0. Motion carried.

The Chairman then declared the business of the Board of Adjustment concluded and the board then convened as Planning and Zoning Commission.

Plat of Lot 1A of Walters Oakwood West Addition to the County of Brookings, a replat of Lot One of Walters Oakwood West Addition and located in the N ½ SW ¼ and Government Lots 1 and 2 of Section 36, T112N, R 52W of the 5<sup>th</sup> PM Brookings County, South Dakota. Motion made by Rochel, seconded by Klavetter, to approve the plat for recording purposes. In favor 8. Opposed 0. Motion carried.

Plat of Lot 1 Wright Addition in the S½ of Section 17, T111N, R48W of the 5<sup>th</sup> P.M., Brookings County, South Dakota. Motion made by Klavetter, seconded by Saathoff, to approve the plat for recording purposes. In favor 8. Opposed 0. Motion carried.

Plat of Block 1 Pickering Addition, in the SE¼ of Section 4, T110N, R52W of the 5<sup>th</sup> PM Brookings County, SD. Motion made by Knutson, seconded by Rochel, to approve the plat for recording purposes. In favor 8. Opposed 0. Motion carried.

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Plat of Lots 1 – 48, Block 8 of First Lutheran Cemetery in the SW ¼ of Section 27, T110N, R50W of the 5<sup>th</sup> PM Brookings County, SD. Motion made by Saathoff, seconded by Nelson, to approve the plat for recording purposes. In favor 8. Opposed 0. Motion carried.

Bob Hill gave the director's report. He commented on the events and happenings in the zoning office over the last month. He also distributed building permit reports for the previous two months to the commissioners.

There was a quick discussion between the board and Bob Hill for the board's feelings on publishing the zoning board minutes in the three legal papers. The board agreed that it was not seen as a necessity at this time. Hill will relay the comments to the County Commission.

Motion by Klavetter, seconded by Knutson, to adjourn the meeting at 12:10 A.M. In favor 8. Opposed 0. Meeting adjourned.

Terri Bortnem  
Brookings County Zoning